



Natick Finance Committee

Pursuant to Chapter 40, Section 3 of the Town of Natick By-Laws, I attest that the attached copy is the approved copy of the minutes for the following meeting:

Town of Natick Finance Committee
Meeting Date: September 19, 2013

The minutes were approved through the following action:

Motion:	Approval
Made by:	Mr. Pierce
Seconded by:	Mr. Evans
Vote:	10-0-1
Date:	October 17, 2013

Respectfully submitted,

James Everett
Secretary
Natick Finance Committee

NATICK FINANCE COMMITTEE MEETING MINUTES

September 19, 2013

**Natick Town Hall
School Committee Meeting Room, Third Floor**

This meeting has been properly posted as required by law.

MEMBERS PRESENT:

Jonathan Freedman, Chairman
Karen Adelman Foster
Mari Barrera
Jimmy Brown
John Ciccariello
Cathleen Collins
Catherine M. Coughlin
Bruce Evans, Vice Chairman

James Everett, Clerk
Michael Ferrari
Patrick Hayes
Mark Kelleher – left at 11:30 p.m.
Jerry Pierce – left at 11:30 p.m.
Christopher Resmini
Edward Shooshanian

ATTACHMENTS:

- A. Agenda for this evening's meeting
- B. Town of Natick Finance Committee 2013 Fall Annual Town Meeting Warrant Hearing Schedule, 9/17/2013
- C. Memorandum to Board of Selectmen and Martha White, Town Administrator, from Michael Walters Young, Deputy Town Administrator/Finance Director, dated Thursday, September 05, 2013, Re: Article 10: Rescind Authorized, Unissued Debt
- D. Article 10 Rescind Authorized, Unissued Debt
- E. Memorandum to Board of Selectmen and Finance Committee from Martha White, Town Administrator, dated Friday, August 30, 2013, Updated: Thursday, September 5, 2013, Re: Update to the Capital Plan
- F. Memorandum to Finance Committee from Martha White, Town Administrator, dated Tuesday, September 17, 2013, Re: Revision #2: 2013 FATM Capital Requests
- G. Natick Finance Committee Standard Set of Warrant Article Questions – Article No. 23, Date: F2013, Title: Modification of the dimensional requirements of the RSA, RSB and RSC zoning districts to encourage the development of compact, energy efficient dwelling units, Sponsor(s): Randy Johnson, et al
- H. Horne + Johnson Architects/StepONE, Natick, MA: 2013 Fall Town Meeting - Article 23: Modification of the dimensional requirements of the RSA, RSB and RSC zoning districts to encourage the development of compact, energy efficient dwelling units.
- I. Article 23 Questions & Answers

- J. Proposed Fall Town Meeting Warrant Article #23
- K. Memorandum to Jonathan Freedman, Chairman Finance Committee, from Patrick Reffett, Community Development Director, dated September 17, 2013, Re: Proposed Article 23
- L. Memorandum to Finance Committee from Michael Walters Young, Deputy Town Administrator/Finance Director, dated Thursday, September 19, 2013, Re: Takeaways from Monday's Capital Sub-Committee Meeting
- M. Memorandum to Board of Selectmen from Virginia Cahill, Interim Comptroller, dated September 4, 2013, Subject: FY13 Year to Date Expenditure and Revenue Review as of June 30, 2013
- N. Natick DPW-GIS: Proposed Willow St. Drainage Improvements

Meeting was called to order by Mr. Freedman at 7:02 p.m.

The Chairman reviewed the evening's agenda.

PUBLIC CONCERNS/COMMENTS:

Mr. Jimmy Brown, Precinct 8, announced that Monsignor Giggi would be retiring after 60 years as a priest, and will celebrate his last mass at 3 p.m. on Sunday, September 29, at Saint Linus Church in Natick. A reception will follow at the Sheraton Tara in Framingham. Anyone wishing to attend should contact Jane Higgenson at 508-653-5505.

Ms. Diane Packer, Natick Town Clerk, reminded all that the special State primary to nominate Republican and Democratic candidates to run on the ballot for Congressional Representative would take place on Tuesday, October 15th. Polls will be open from 7 a.m. to 8 p.m. and September 25th is the last day to register to vote in the primary. She noted that a registration table would be set up at the upcoming Natick Days event.

MEETING MINUTES:

Mr. Freedman turned the floor over to Mr. Everett to chair the discussion of Meeting Minutes.

September 3, 2013 Finance Committee Meeting:

Mr. Everett referred the members to Draft Minutes for the Finance Committee's September 3, 2013 meeting which had been distributed previously via email. He advised that all but one of the members present were eligible to vote these Minutes and asked if there were any corrections or additions.

One correction was noted to change the word "fall" to "spring" in the third bullet point on page three.

A motion was made, at 7:09 p.m., to approve the Minutes of the September 3, 2013 meeting of the Finance Committee as amended.

Moved/Motioned by:	Ms. Collins
Seconded by:	Mr. Pierce
Motions or Debates:	None
Vote:	14 – 0 – 0 (unanimous)

September 12, 2013 Finance Committee Meeting:

Referring the members to Draft Minutes of the Finance Committee's September 12, 2013 meeting distributed previously via email, Mr. Everett advised that all but four of the members

present were eligible to vote these Minutes. He asked if there were any corrections or additions.

One correction was noted to add the word “laws” after the word “procurement” in the second sentence of the second bullet point on page three.

A motion was made, at 7:10 p.m., to approve the Minutes of the September 3, 2013 meeting of the Finance Committee as amended.

Moved/Motioned by:	Ms. Collins
Seconded by:	Mr. Pierce
Motions or Debates:	None
Vote:	11 – 0 – 0 (unanimous)

NEW BUSINESS:**Comptroller’s Update:**

The Chairman welcomed Ms. Virginia Cahill, Interim Comptroller, to the podium.

The members were referred to a report (Attachment O) included in the handouts summarizing the FY13 year to date revenue and expenditure data for the year ending June 30, 2013.

Ms. Cahill reviewed the data included in the report which reflected general fund revenues in excess of budget by 3.2% (\$3.6 million) due to several factors including FEMA reimbursement for three separate weather-related events occurring in 2010 and 2011; bond premium receipts resulting from debt refunding; 2008 retiree drug subsidy reimbursements and the fact that local option taxes designated for transfer to the capital stabilization fund (\$1.3 million) were not included in budget projections.

Revenues in the Water & Sewer Enterprise fund reflect three significant factors: a one-time payment of \$146,000 from MathWorks in connection fees; \$122,500 for bond premiums for debt refunded in 2013; and \$375,000 related to rescission of three capital projects in the Water department.

Revenue for the Sassamon Trace golf enterprise reflected a positive \$28,000 in user fees and \$10,300 in bond premium from refunded debt.

Member questions and discussion included the following:

- A shortfall in investment income was attributed, in part, to the absence of a treasurer/collector for several months during FY2013.
- A \$549,347 deficit in the Public Works Highway Maintenance/Sanitation/Recycling account reflects the (allowable) snow overdraft to be raised in the FY 2014 budget.
- A free cash number is expected to be available for Town Meeting.
- There was a request for additional detail relating to fee revenues for Sassamon Trace.

OLD BUSINESS:

Mr. Freedman advised that the only changes to the Finance Committee’s hearing schedule were the addition of Articles 20 and 22 to the September 24th meeting schedule.

Public Hearing FY 2013 Fall Annual Town Meeting Warrant Articles:

A motion was made, at 7:35 p.m., to open the public hearing on the FY 2013 Fall Annual Town Meeting Warrant Articles.

Moved/Motioned by:	Mr. Ciccariello
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Seconded by:	Mr. Evans
Motions or Debates:	None
Vote:	15 – 0 – 0 (unanimous)

Article 10 – Rescind Authorized, Unissued Debt:

The Chairman welcomed Mr. Michael Walters Young, Deputy Town Administrator/Finance Director, to the podium to speak to Article 10.

Referring the members to his memorandum (Attachment C) in the handout packet, Mr. Walters Young stated that no additional rescissions were being proposed at this time and the Administration was therefore requesting a vote of no action on Article 10. He explained that the high school project remained the largest single item on the authorized, unissued list and the Administration planned to wait until the Massachusetts School Building Authority (MSBA) had completed its final project audit before rescinding the remaining balance. He reviewed the Table of current authorized, unissued debt projects included in the handouts (Attachment D).

Member questions and discussion included the following:

- A \$540,000 item remains on the list for potential future construction of a parking garage on the Middlesex Avenue site as the potential exists to combine this amount with other funds at some time in the future to be directed toward this purpose.
- There is no time limit by which authorized debt must be issued.
- Although future work on the Charles River Dam is planned and appears in the town's Capital Plan, there is no immediate urgency to begin these repairs at present.

A motion was made, at 7:45 p.m., to recommend no action on the subject matter of Article 10.

Moved/Motioned by:	Mr. Ciccariello
Seconded by:	Mr. Pierce
Motions or Debates:	None
Vote:	15 – 0 – 0 (unanimous)

Ms. Martha White, Town Administrator, took the podium to present information relating to Articles 18 and 19. She was joined, throughout the presentation by other town employees who responded to members' questions, including Police Chief James Hicks; Acting Fire Chief Rick White; Mr. William Chenard, DPW Director; Mr. Mark Coviello, Town Engineer; Mr. Tom Collins, Deputy Director, DPW; Mr. Jon Marshall, Recreation & Parks Director; and Mr. Paul Comerford, Director of Facilities.

The members were referred to Attachments E-H and N in the handouts.

Ms. White presented a brief overview of the capital budgeting process and guidelines, as summarized in Attachment E, and stated that items being proposed for funding under Article 18 totaled \$2,140,310 including the recent addition of \$14,750 for equipment for the Fire Department's dive team; and that projects being proposed under Article 19 totaled \$2,610,000.

Article 18 – Capital Equipment:

Mr. Ciccariello reported that the Capital Subcommittee had held a meeting on September 16th which was attended by a large number of staff from town departments, most of whom were also present this evening, to provide information and answer member questions regarding the items being proposed. With respect to Article 18, he said the subcommittee had reviewed

and discussed most of the items listed on page 24 of Attachment E, and would recommend favorable action by the Finance Committee.

Ms. Coughlin noted that the evening's handouts included additional information (Attachment N) regarding many of the capital items being proposed, which represented follow up answers to questions which had been raised by subcommittee members.

Member questions and discussion included the following:

- As the Crown Victoria, the previous vehicle of choice for town police cruisers, is no longer available, the town plans to purchase Ford Police Interceptor utility vehicles going forward.
- It is anticipated that the Police Department will propose upgrades for their video lab equipment every three years in future as technology changes are expected to make existing equipment obsolete in that timeframe.
- Lead time to order the needed replacement fire engine/pumper is estimated to be between nine and fifteen months.
- Equipment is needed to update the gear for the Fire Department's dive team. Training will also be given higher priority as this unit is considered vital to ensuring the safety of the town's citizens, and training was postponed in recent years due to constraints in the department's overtime budget.
- The proposed rubbish packer will be the traditional, rather than an automated, model. Whether the vehicle will be fueled with regular or compressed natural gas (CNG) remains to be determined based on availability of a nearby source of CNG.
- Because completion of several projects at the Cole Center came in below budget, \$100,000 remaining from an earlier appropriation for work at the Center will be reappropriated and supplemented with an additional \$75,000 to fund replacement of a boiler in that facility and replace pneumatic controls with direct digital controls (DDC).

Public concerns and comments:

Mr. Josh Ostroff, a member of the Board of Selectmen, spoke in support of the funding for dive team equipment and, in reference to a question raised earlier, stated that there had been a recent incident in a neighboring town and similar incidents for which the capabilities of the dive team would be required were not uncommon.

A motion was made, at 9 p.m., to move favorable action on Article 18, Capital Equipment, as printed on page 30 of Attachment E to recommend approval of \$2,140,310 for capital equipment to be funded from the following sources: \$359,310 from the capital stabilization fund; \$1,230,000 from tax levy borrowing; \$355,000 from water & sewer borrowing; \$96,000 from water & sewer retained earnings; and \$100,000 from reappropriated funds.

Moved/Motioned by:	Mr. Ciccariello
Seconded by:	Mr. Brown

A question was raised regarding the accuracy of the funding source totals presented on the handouts.

The Chair called a brief recess at 9:01 p.m.

The Chair called the meeting back to order at 9:09 p.m.

The motion was amended to revise the funding sources as the following: \$459,310 from the capital stabilization fund; \$1,130,000 from tax levy borrowing; \$355,000 from water &

sewer borrowing; \$96,000 from water & sewer retained earnings; and \$100,000 from reappropriated funds.

<p>Motions or Debates:</p>	<ol style="list-style-type: none"> 1. Mr. Ciccariello thanked all who had attended the subcommittee's meeting as well as this evening's saying that most of the equipment items presented for funding had to do with safety and the efficiency with which town departments carried out their work. He said he was disturbed to learn that the Fire Department's dive team had not been able to keep up with their necessary training and asked that such issues not be ignored going forward but that the Administration be advised when budget circumstances threatened to result in such serious consequences so that something could be done. He said it was important that the necessary funding be made available to get the dive team back in action. 2. Mr. Brown agreed with the previous speaker pointing out that most of these items directly affected the safety of either the public or the town's employees. He noted that all those who had come before the subcommittee had been well prepared and had answered most all the members' questions and appreciated the follow up information provided this evening on questions still outstanding. 3. Ms. Collins said she seconded the comments made by the previous speaker regarding the dive team and said although she understood the department had been trying to make their budget, there were other ways to achieve this without putting the public at risk. She also noted that, comparing the current 5-Year Capital Plan with the prior one, she was happy to see that, although costs had risen, the overall total was lower, reflecting the fact that some serious past capital deficiencies were being addressed. 4. Mr. Freedman also thanked the town department staff for their assistance and attendance at the evening's meeting, as well as that of the Subcommittee, noting that the thorough report and presentations by the Subcommittee greatly facilitated the efficiency of the Finance Committee's deliberations and demonstrated how effectively the subcommittee process could work. He said he was in full support of the recommendations under Article 18 and pointed out that it was wise to listen when Mr. Collins said equipment needed to be replaced because everyone could be confident that everything possible had been done to maximize the useful life of the town's equipment.
<p>Vote:</p>	<p>15 – 0 – 0 (unanimous)</p>

Article 19 – Capital Improvement:

Member questions and discussion included the following:

- Memorial School Playground:

A consultant's report (referenced in Attachment L) designates this playground as a Class I hazard, i.e., of highest concern, and having potential to "...result in permanent disability, loss of life or body part..." and in need of immediate correction.

As it was unclear as to whether the School Department has been apprised of these findings, there was a request for follow up on the School Department's response, and the

funding mechanism for immediate removal of the equipment pending its replacement, estimated to be in the summer of 2014.

- **Pine Street Improvements:**

It was reported that the Pine Street roadway improvements have been postponed and this item has been removed from the current funding recommendations.

- **Willow Street Drainage Project:**

A handout (Attachment N) was distributed providing photographs and a layout of the proposed Willow Street drainage improvements. The Engineering Department is confident that required easements will be obtained if the funding for the project is approved. This request will fund the first phase of an extensive project.

There was a request for follow up information as to whether there are any mitigation funds available which could be used for some of this work.

Public concerns and comments:

Mr. Ostroff spoke in support of funding for this project, noting that this has been a long-standing issue.

Mr. Jerry Burke, a resident of 34 North Main Street said flooding has been a problem for the past nine years since these Town Homes were built and reported that a recent rain storm left 16 inches of water in many of the driveways as the water from Walnut Hill runs down into their garages and catch basins. He applauded the town for addressing this issue and said he hoped the Finance Committee members would support this project and advocate for it at Town Meeting.

Mr. Mark Chapin, who recently moved to the 34 North Main Street project, echoed the previous speaker's comments and expressed gratitude that the town was trying to address these problems.

- **Cole North Field Improvements:**

Additional detail regarding this item was provided in Attachment L.

The Capital subcommittee voted 2-1-0 in support of favorable action.

Although no contract can be signed, the Natick Soccer Club has made a 10-year commitment to help defray the costs of a new artificial turf field. \$20,000 has been received to date.

A commitment of \$200,000 has been made by the town of Framingham toward removal of two sewer lines which run beneath this area which will contribute to the renovation expense.

User fees of \$5 per participant are charged by the Recreation Department for use of the fields. Additional fees for night lighting and custodial support for use of the School facilities may be charged by the School Department.

There is no plan to include lighting with the current project; however, the necessary electrical support will be included to permit future installation of lighting.

Exploration of additional parking options continues.

Public concerns and comments:

Mr. Chenard stated that he had previously been an opponent of artificial turf fields but the experience of the turf field at the new high school and the substantially greater use window of these fields had convinced him to support this now without reservation.

Mr. Mike Maichen, of the Natick Soccer Club said the Club had been involved with the study and long-range field development process for more than seven years, and had invested approximately \$30,000 to date in this project; as well as an additional commitment of \$100,000 to the high school over a ten-year period. He said the Club's Finance Committee and Board of Directors had both approved this commitment and the Club looked forward to moving ahead with this exciting project.

- While this request was for \$100,000, it represented only a part of the total scope of the historical document preservation project which is estimated to cost between \$750,000 and \$800,000 but will be done over a period of several years.

- Main Street Improvements:

Negotiations with abutting property owners for easements to permit town rehabilitation and improvements along Main Street in the town center continue.

The proposed project would fund design work related to enhancing pedestrian safety and related improvements in the area of Main Street between Route 135 and the MBTA railroad bridge south of North Avenue.

Mr. Ostroff referred the members to a letter from Natick Center Associates regarding this issue and a conceptual illustration of potential pedestrian bump outs included in the handouts (Attachment L) and provided an overview of the project and information on related activity and progress over the past several years.

A portion of the proposed renovation would be located on what is currently private property for which easements are still being negotiated.

The town currently has an open contract with an engineering firm which would preclude the necessity of going out to bid for this work and could therefore expedite the initiation of the design work if funding is approved by Town Meeting and the necessary easements are successfully negotiated.

- Replace Johnson School Windows:

Questions were raised in the subcommittee's review of this item regarding why the original cost estimate by the School Administration for replacement of these windows, which was approved by Town Meeting in 2010, was so far below what was now being presented as the required expense. There was also conflicting information regarding whether or not there might be lead paint and/or asbestos in the existing windows or caulking. Although lead paint was reported to be present in 2010, prompting urgency in the need to replace the windows, recent hazardous materials testing by Facilities Management did not indicate presence of lead. Further testing will be done to validate these results.

The subcommittee was advised that the School Department foresees at least ten more years of use for the Johnson School.

The previous manager of facilities for the School Department explored the possibility of reimbursement for some of these costs through the MSBA Green Repair program but found the more stringent requirements imposed by that program would double the cost and therefore the School Department opted not to proceed with that approach.

Requests were made for additional documentation relating to the hazardous materials testing, the cost estimates for the remaining replacement cost and the details of the MSBA green repair program evaluation.

The Capital Subcommittee voted 2-0-1 to support favorable action on this item.

- The sewer work on Speen Street related to transferring service to three commercial properties from the town of Framingham is necessary due to that town's decision to abandon the related service components in that area. Funds have been provided by Framingham to cover a portion of this work and this item requests \$220,000 to complete the balance of the work.

A motion was made, at 10:55 p.m., to move favorable action on Article 19 Capital Improvements in the amount of \$2,310,000 to be funded from the following sources: \$340,000 from the capital stabilization fund; \$1,550,000 from tax levy borrowing; \$220,000 from water & sewer borrowing; and \$200,000 from receipts reserved: Chrysler Road as printed on the memorandum dated September 17, 2013 (Attachment F) with the exclusion of item #9, the replacement of the windows at the Johnson School.

Moved/Motioned by:	Mr. Ciccariello
Seconded by:	Mr. Hayes

A motion was made, at 10:59 p.m., to move favorable action on Article 19 Capital Improvements in the amount of \$2,260,000 to be funded from the following sources: \$290,000 from the capital stabilization fund; \$1,550,000 from tax levy borrowing; \$220,000 from water & sewer borrowing; and \$200,000 from receipts reserved: Chrysler Road as printed on the memorandum dated September 17, 2013 (Attachment F) with exclusion of items 8 (Main Street improvements) and 9 (Johnson School windows replacement).

Moved/Motioned by:	Ms. Collins
Seconded by:	Ms. Coughlin

A motion was made, at 11:00 p.m., to move favorable action on Article 19 Capital Improvements in the amount of \$2,610,000 to be funded from the following sources: \$340,000 from the capital stabilization fund; \$1,725,000 from tax levy borrowing; \$220,000 from water & sewer borrowing; \$200,000 from receipts reserved: Chrysler Road; and \$125,000 from re-appropriated funds, as printed on the memorandum dated September 17, 2013 (Attachment F).

Moved/Motioned by:	Ms. Adelman Foster
Seconded by:	Mr. Evans

Motions or Debates:	<ol style="list-style-type: none"> 1. Ms. Adelman said, although she would be interested in reviewing the additional data which had been requested, she believed the case had been made to support all of the projects being proposed. 2. Mr. Evans said he believed both items 8 & 9 were necessary, saying anyone who had tried to cross Main Street understood how dangerous that could be, and pointed out that the bump outs being proposed had been proven to slow traffic and improve pedestrian safety. With regard to the window replacement, he said the Committee had heard that the additional cost for the green program would at least double the cost of that project so he believed the net effect of the MSBA program reimbursement would be more or less a wash and he saw no advantage to delaying this. 3. Mr. Ciccariello said he supported the Main Street improvement project and was confident, based on the testimony presented, that the Selectmen and Administration would not proceed until the necessary easements were obtained. He said he was encouraged to hear that there was more cooperation from the parties involved, and was also reassured that this work would be
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	<p>coordinated with other downtown activities and that there would be opportunities for public input as the process moved forward. With respect to the Johnson School windows, he said he was not against that project, but pointed out that several years earlier this was said to be urgent due to the presence of lead and its danger to the school children; yet now it was reported there was no lead and he questioned that. He also questioned the decision not to go through the MSBA on the rationale that the reimbursement would not outweigh the additional cost of the green energy program. He said he would like to see the cost estimates and analysis supporting that conclusion, as well as the consultant's report of the hazardous materials testing. He said it was important to verify that the funding being requested was sufficient to do the work, and also that there were no hazardous materials present because the town could not afford to let a contract and then learn there was lead or asbestos and find itself at the mercy of a contractor. He said he would like to review the additional information requested and would then be willing to have this come back for possible reconsideration.</p> <p>4. Mr. Hayes concurred with the previous speaker's comments and said he was disappointed at how little additional information had been presented to support the additional funds being requested and to answer the questions which had been raised. He said he was in favor of this project and hoped that additional information would be brought forward to assist him in voting to support it.</p> <p>5. Ms. Collins said the statement had been made that going through the MSBA green program would double the cost of the windows replacement; but she pointed out that that was based on the earlier \$200,000 cost estimate which was now up to \$500,000. She said this needed to be re-examined using the current data before proceeding to evaluate whether the potential reimbursement made more sense now. In regard to the Main Street improvements, she said she was not opposed to improving the crosswalks but said she did not support allocating funds for a project which couldn't begin until the required easements were obtained. She therefore asked that this be brought back when those easements were in place.</p> <p>6. Mr. Everett noted that all were in support of the Cole field project, but suggested this might generate much discussion at Town Meeting and he wanted the importance of this to be clearly on the record. He said there were more and more children in the town and much emphasis was now being placed on getting the kids to be more active and involved in recreational activities for which this field was a necessity and he was in favor of anything that could be done to increase the opportunities for recreational activities. He also said he was very upset that three years ago the Johnson School window replacement was deemed to be a critical item and yet, two years later, when the new Facilities manager came on board, this hadn't even gone out to bid, yet other work had been done on that school. He said he wasn't sure how much would be accomplished by delay of this now, and whether this passed now, or in the spring, he thought it would make little</p>
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	<p>difference since it was unlikely the windows would be replaced during the winter when school was in session. If this were delayed, however, he urged that money be found for further testing as there were differing opinions as to whether or not there was lead in the old windows.</p> <p>7. Ms. Barrera said although she agreed with nearly all the comments made by previous speakers, she would support the first motion. She said she thought a favorable vote by Town Meeting authorizing funding might actually help speed the Main Street easement negotiations along; and as for the Johnson School windows, she felt this was an urgent priority as it was unacceptable for the town's children to be at risk of this type of exposure, and this replacement must be done as soon as possible.</p> <p>[It was noted, in response to a question, that testing for hazardous materials could be completed in 2-3 days at an estimated cost of under \$5,000 and it was anticipated the School Department would be well able to locate a source of funding for this.]</p> <p>8. Mr. Freedman said he would support Mr. Ciccariello's motion saying he was not against replacing the windows, but was unsure as to whether the Committee had the correct data and accurate information was needed to make the right decision. He urged support for the Main Street improvements as he believed the easements would be forthcoming and it would be good to have the funds in place so that work could get underway without further delay. He added that he was also strongly in favor of the Cole field project and agreed that the Natick Soccer Club had been a good neighbor in this project.</p>
Vote: (\$2,610,000)	5 – 10 – 0
Vote: (\$2,310,000)	13 – 2 – 0

Article 23 – Amend Zoning By-Laws: Modification of the Dimensional Requirements of the RS Zoning Districts to Encourage the Development of Compact, Energy Efficient Dwelling Units:

The Chairman welcomed Mr. Randy Johnson, sponsor of Article 23, to the podium.

Mr. Freedman referred the members to several items (Attachments G-J) in the handouts and advised that the Planning Board, as well as Mr. Reffett, Community Development Director, were recommending this Article be referred back to the Planning Board and the sponsors for further refinement.

Mr. Johnson gave a brief overview of the Article, as detailed in the handouts, and the floor was opened for questions.

Member questions and discussion included the following:

- Questions were raised regarding the potential impact of increased housing density on the town's school enrollments and on public safety and other services.
- The proposed changes could allow sub-division of existing house lots to permit two dwellings on a parcel presently only large enough for one.
- Further analysis comparing the proposed changes to the existing Natick Stretch code and changes in the State Building code expected to take effect in 2014 is needed.

A motion was made, at 11:54 p.m., to move referral of Article 23 to the sponsor, the Planning Board and the Community Development Department.

Moved/Motioned by:	Mr. Ciccariello
Seconded by:	Mr. Everett
Motions or Debates:	<ol style="list-style-type: none"> 1. Mr. Ciccariello said he had initially thought this would be something to help address the need for affordable housing, but that proved not to be the case. He said this proposed that if someone to put more R value into their house they could then subdivide their property and eliminate their mortgage, as long as they were willing to let someone build a house next to them. In terms of the resulting efficiency saving, he said the stated estimate of a savings of \$143.00 per year for an additional \$25,000-\$50,000 additional cost didn't seem to be something which would be attractive to many people. He said the current stretch codes were upgraded every 2-3 years based on improvements in the technologies and there were problems achieving the energy expectations because the size of the exterior walls continued to grow. He said many questions still needed to be answered with this proposal, such as how many lots in Natick might conform to this, as well as the potential impact on the town's schools and many other departments. 2. Mr. Everett said house sizes were not truly limited with this proposal and that concerned him. He said he thought energy efficiency was already occurring due to new regulations and the desire to have an energy efficient house, and he didn't think energy savings alone would cause this to happen; whereas if someone was able to have a lot half the size of the current requirement the reduced cost would be attractive. He said he had considered rejecting this proposal entirely, but thought that it would be good to give the Planning Board and Community Development the opportunity to look further into this. 3. Mr. Hayes said he was disappointed that the Planning Board had referred this saying he thought this was a compelling idea. He said he understood the points made by previous speakers but challenged all to consider that the median size house in New England, according to the 2010 census, was just under 2,400 sq. ft. and the average was 2,700 sq. ft., which meant that 2,000 sq. ft. was small. Although he didn't have exact numbers, he said the average house size in Natick, based on his observations, was large; and suggested that large houses generally meant more children and the impact of large houses or small houses both produced demands on the schools and other town services. Referring to the suggestion that people wouldn't buy these houses because the additional energy savings were small, he pointed out that people bought energy efficient cars which cost more and the same behavior would apply to housing and the real question was what types of behavior the town wanted to drive. He said he hoped this proposal came back soon. 4. Ms. Barrera said she looked forward to getting more answers to the questions which had been raised and hoped this moved forward. She said her children questioned what their future

	would be and whether they would enjoy the same opportunities and lifestyle as their parents' and she suspected they might not, which concerned her, and she appreciated this effort to try to get the town to look differently at things like density, insulation and R factors. She supported referral and said she hoped this came back again.
Vote:	13 – 0 – 0 (unanimous)

A motion was made, at 12:01 a.m., to close the public hearing on the FY 2013 Fall Annual Town Meeting Warrant Articles.

Moved/Motioned by:	Mr. Evans
Seconded by:	Ms. Barrera
Motions or Debates:	None
Vote:	13 – 0 – 0 (unanimous)

ADJOURN (12:02 A.M.):

A motion was made to Adjourn at 12:02 a.m.

Moved/Motioned by:	Mr. Evans
Seconded by:	Ms. Collins
Motions or Debates:	None
Vote:	13 – 0 – 0 (unanimous)